


वगळलेल्या भागाची विकास योजना - वर्धा  
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम,  
१९६६ चे कलम-३१ (१) अन्वये मंजूर  
करणेबाबत.

महाराष्ट्र शासन  
नगर विकास विभाग  
शासन निर्णय क्रमांक:-टिपीएस-२६०१/१३८०/प्र.क्र.६०/०२/नवि-९  
मंत्रालय, मुंबई-४०००३२  
दिनांक:-६ जुलै, २००५

शासन निर्णय:- सोबतची तीन अधिसूचना महाराष्ट्र शासनाच्या नागपूर विभाग असाधारण  
राजपत्रात प्रसिध्द करण्यात याव्यात.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

  
( मनोहर भार्गवे )  
कार्यासन अधिकारी

प्रति,

विभागीय आयुक्त, नागपूर विभाग, नागपूर.

संचालक नगर रचना, पुणे.

उपसंचालक नगर रचना, नागपूर विभाग, नागपूर.

(त्यांना विनंती करण्यात येते की, सोबतच्या निर्णयाच्या अनुषंगाने अधिप्रमाणित  
करावयाच्या नकाशाच्या आवश्यक प्रती शासनास सत्वर सादर कराव्यात)

जिल्हाधिकारी, वर्धा.

नगर रचनाकार, वर्धा शाखा, वर्धा.

मुख्याधिकारी, वर्धा नगरपरिषद, वर्धा.

व्यवस्थापक, शासकीय मुद्रणालय, नागपूर.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात  
भाग-१, नागपूर विभागीय पुरवणीमध्ये प्रसिध्द करून त्याच्या १० प्रती प्रत्येकी या विभागास  
संचालक नगर रचना, पुणे व उपसंचालक नगर रचना, नागपूर यांना पाठवाव्यात)

कक्ष अधिकारी, आस्थापना शाखा, कार्यासन (नवि-३) यांना विनंती करण्यात येते की,  
सोबतची अधिसूचना विभागाच्या वेब साईवर ठेवावी.

निवडनस्ती (नवि-९)

## NOTIFICATION

Government of Maharashtra,  
Urban Development Department,  
Mantralaya, Mumbai 400 032.

Dated 6<sup>th</sup> July, 2005.

**Maharashtra  
Regional & Town  
Planning Act,  
1966.**

No.TPS-2601/1380/CR-60/02/UD-09: Whereas in accordance with sub-section (1) of Section 31 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") the Government has sanctioned part of the Draft Development Plan of Wardha, excluding certain part shown bounded in Mauve colour on the plan vide Urban Development Department's Notification No.TPS-2601/1380/CR60(C)/UD-9 dated 9<sup>th</sup> January, 2004 published in Maharashtra Government Gazette, Part I, Nagpur Division Supplement I-A, dated 28<sup>th</sup> January, 2004;

And whereas the Government has declared its intention to make substantial modifications to the draft Development Plan of Wardha (hereinafter referred to as "the said Excluded Part of Wardha") and has accordingly published these modifications along with a plan separately vide Urban Development Department's No.TPS 2601/1380/CR-60(D)/2002/UD-9 dated 9<sup>th</sup> January, 2004 published in Maharashtra Government Gazette, Part I, Nagpur Division Supplement dated th 28<sup>th</sup> January, 2004 to invite suggestions/objections from the public on these modifications;

And whereas the Government under Urban Development Department's Notification No.TPS-2601/1380/CR-60(D)/2000/UD-9, dated 9<sup>th</sup> January, 2004 had appointed the Deputy Director of Town Planning, Nagpur Division, Nagpur to be an 'officer' (hereinafter referred to as "the said officer") to receive objections and suggestions, and to give hearing to any such person or persons in respect of such suggestions and objections received by him within the stipulated time limit and to submit his report thereon to the State Government as provided in sub-section (2) of Section 31 of the said Act;

And whereas the said officer, after giving due hearing to the concerned persons has submitted his report to Government on 30<sup>th</sup> August, 2004;

And whereas the Government has taken into consideration such suggestions and objections and the report of the said officer as provided in sub-section 31 of the said Act;

And whereas after examining the report of the said officer and consulting the Director of Town Planning, Maharashtra State, Pune, Government has decided to accord sanction to the said Excluded Part with certain modifications;

Now, therefore, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act and all other powers enabling it in that behalf, the Government of Maharashtra hereby :-

- (a) sanctions the Draft Development Plan of the said Excluded Parts of the said Development Plan with changes as shown in orange verge as specified in the Schedule annexed hereto which shall be the final Development Plan of the said Excluded Parts of the said Development Plan for Wardha;
- (b) fixes the 22<sup>nd</sup> August, 2005 to be the date on which final Development Plan of the excluded parts of the said Development Plan shall come into force;
- (c) extends the period under sub-section (1) of Section 31 of the said Act for according sanction to the final Development Plan of the said Excluded Parts of the said Development Plan upto & inclusive of 6<sup>th</sup> July, 2005.

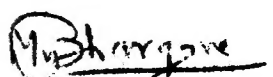
**Note :**

A) The aforesaid final Development Plan of the said Excluded Part of the said Development Plan sanctioned by the State Government shall be kept open for inspection by the public during working on all working hours days for a period of one month in the office of -

- (1) The Chief Officer, Wardha Municipal Council (Dist. Wardha).
- (2) The Town Planner, Wardha (Dist. Wardha).

B) This notification is also available on department's web site [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order and in the name of the Governor of Maharashtra.

  
(Manohar Bhargava)  
Section Officer.

# DEVELOPMENT PLAN - WARDHA

Accompaniment of Government Notification No. TPS 2601/1380/CR-60/02/UD-9 dated 6<sup>th</sup> July, 2005.

## SCHEDULE OF MODIFICATIONS

Sr. No.	Excluded portion No.	Site No./Survey No.	Proposed reservation/allocation of land use submitted under Sec.30 of the MR & TP Act, 1966 by Municipal Council, Wardha	Modification of substantial nature as proposed by the Govt. under Sec.31(1) of the MR & TP Act, 1966	Details of E.P. sanctioned by Government under Sec.31(1)
1	2	3	4	5	6
1	EP-1	Site No. 1 Site No. 2 Site No. 3 Site No. 4 Site No. 5A & 5B	Market-cum-Shopping Centre Library Fire Brigade Station Playground Partly deleted and land so released is included in Residential Zone	Site No. 1 to 4, 5A & B are proposed to be deleted and lands so released are proposed to be included in Residential Zone as shown plan.	Sanctioned as proposed.
2	EP-2	Site No. 26	Site No. 26 is deleted and land so released is included in Residential Zone.	Site No. 26 is proposed to be deleted and land so released is proposed to be included in Residential Zone.	Sanctioned as proposed.
3	EP-3	Site No. 24 Site No. 25	Site No. 24 & 25 are deleted and land so released is included in Residential Zone.	Site No. 24 & 25 are proposed to be deleted and lands so released are proposed to be included in Residential Zone.	Site No. 24 & 25 are reinstated.
4	EP-4	Existing Sammati Balak Mandir	Land is included in public/semi-public zone	The land of existing Sammati Balak Mandir is proposed to be included in public/semi-public zone as shown on plan.	Sanctioned as proposed.

5	EP-5	Site No.49	Site No.49 is deleted and land so released is included in Residential Zone.	Site No.49 is proposed to be deleted and land so released is proposed to be included in Residential Zone.	Sanctioned as proposed
6	EP-6	Public/Semi-public Zone	-	Southern portion of congested area as shown on D.P. is proposed to be deleted from congested area as shown on plan.	Sanctioned as proposed.
7	EP-7	Site No.58A Site No.58B Site No.58C	-	All three sites are proposed to be redesignated as Garden (Site No.58)	Sanctioned as proposed.
8	EP-8	-	Regulation No.3.33	This land is proposed to be reserved for new Site No.64 (Trenching Ground) as shown on plan. Definition of Group Housing Scheme is replaced by following 3.33 Group Housing Scheme:- Group of multi-storied housing for more than one dwelling unit where land is owned jointly (as in case of co-op. Societies or the public agencies such as local authority or housing boards etc.) and the construction is undertaken by one authority.	Sanctioned as proposed. Sanctioned as proposed.
9	EP-9	-	New Regulation No.3.71	Definition of stilt is proposed to be added as following :- Stilt or stilt floor :- Stilt or stilt Floor means ground level portion of a building consisting of structural columns supporting the super-structure done without any enclosures and not more than 2.2 mt. in height from the floor of the stilt; raised maximum of the 15 cm. Above the average ground level and upto the ceiling for the purpose of parking vehicles, scooters, cycles etc.	Sanctioned as proposed
10	EP-10	-	Regulation No.15.6.2 (page 53 of DCR)	Following new provision is proposed to be added at the end :- (g) Room for electronic equipment. Cellular Mobile Telecommunication System : Where permissible built-up area of any building is already consumed, the Chief Officer may permit the area of one room for installation of telephone connector free of FSI as per requirement of Department of Telecommunication or the companies authorised on that behalf. This area shall not be included in covered area for the built up area calculations but not exceeding 20 sq.mt. in any case. However, the permissible built-up area of the plot is not fully consumed such benefit of treating it free of FSI shall not be given.	Sanctioned as proposed



11	EP-11	--	Regulation No.15.6.2 (Page 53 of DCR)	<p>Following new provision is proposed to be added :- (h) Stilt floor constructed as per Regulation No.16.11 and used as parking space.</p> <p>Following new regulation regarding stilt floor is proposed to be added as following :- Regulation No.16.11 :- Parking Spaces at Stilt Floor :- (a) The height of stilt shall not be more than 2.20 mt. measured from the floor of stilt, raised maximum upto 15 cm. above the average ground level, upto the ceiling. (b) Area of stilt shall not exceed the maximum permissible built-up area at ground floor. (c) Height of a building with a stilt shall not be exceed the maximum permissible height as given in Regulation No.15.7. (d) Stilt shall be kept open from all sides (or at least from three sides). (e) Stilt floor should be used only for parking, it cannot be used for any other purpose. Stilt constructed as per above conditions shall not be included in covered area calculations FAR and built up area calculations.</p> <p>Following new Regulation regarding installation of Water Heating System is proposed to be added Regulation No.27 :-</p> <p><b><u>SPECIAL PROVISIONS FOR INSTALLATION OF WATER HEATING SYSTEM</u></b></p> <p>Solar Water Heating Systems should be made in the building for hospitals, hotels, guest houses, police men/army barracks, canteens, laboratories and research institutions, hostels of schools and colleges and other institutes.</p> <ol style="list-style-type: none"> <li>1. The solar water heating systems should be mandatory in the hospitals and hotels where the hot water requirement is of continuous nature. In these buildings the system must be provided with auxiliary back-up.</li> <li>2. The use of solar water heating system is recommended in the following type of buildings in the Govt./Semi-Govt. and institutional buildings where the hot water requirement may not be continuous/permanent. <ul style="list-style-type: none"> <li>i) Guest Houses</li> </ul> </li> </ol>	Sanctioned as proposed.
12	EP-12	--	New Regulation No.16.11 (Page 58 of DCR)	<p>Following new regulation regarding stilt floor is proposed to be added as following :- Regulation No.16.11 :- Parking Spaces at Stilt Floor :- (a) The height of stilt shall not be more than 2.20 mt. measured from the floor of stilt, raised maximum upto 15 cm. above the average ground level, upto the ceiling. (b) Area of stilt shall not exceed the maximum permissible built-up area at ground floor. (c) Height of a building with a stilt shall not be exceed the maximum permissible height as given in Regulation No.15.7. (d) Stilt shall be kept open from all sides (or at least from three sides). (e) Stilt floor should be used only for parking, it cannot be used for any other purpose. Stilt constructed as per above conditions shall not be included in covered area calculations FAR and built up area calculations.</p> <p>Following new Regulation regarding installation of Water Heating System is proposed to be added Regulation No.27 :-</p> <p><b><u>SPECIAL PROVISIONS FOR INSTALLATION OF WATER HEATING SYSTEM</u></b></p> <p>Solar Water Heating Systems should be made in the building for hospitals, hotels, guest houses, police men/army barracks, canteens, laboratories and research institutions, hostels of schools and colleges and other institutes.</p> <ol style="list-style-type: none"> <li>1. The solar water heating systems should be mandatory in the hospitals and hotels where the hot water requirement is of continuous nature. In these buildings the system must be provided with auxiliary back-up.</li> <li>2. The use of solar water heating system is recommended in the following type of buildings in the Govt./Semi-Govt. and institutional buildings where the hot water requirement may not be continuous/permanent. <ul style="list-style-type: none"> <li>i) Guest Houses</li> </ul> </li> </ol>	Sanctioned as proposed.
13	EP-13	--	New Regulation No.27	<p>Following new Regulation regarding installation of Water Heating System is proposed to be added Regulation No.27 :-</p> <p><b><u>SPECIAL PROVISIONS FOR INSTALLATION OF WATER HEATING SYSTEM</u></b></p> <p>Solar Water Heating Systems should be made in the building for hospitals, hotels, guest houses, police men/army barracks, canteens, laboratories and research institutions, hostels of schools and colleges and other institutes.</p> <ol style="list-style-type: none"> <li>1. The solar water heating systems should be mandatory in the hospitals and hotels where the hot water requirement is of continuous nature. In these buildings the system must be provided with auxiliary back-up.</li> <li>2. The use of solar water heating system is recommended in the following type of buildings in the Govt./Semi-Govt. and institutional buildings where the hot water requirement may not be continuous/permanent. <ul style="list-style-type: none"> <li>i) Guest Houses</li> </ul> </li> </ol>	Sanctioned as proposed.

14	EP-14	--	New Regulation No-28	Following new Regulations regarding additional FSI to luxury hotels are proposed to be added :-  Regulation No.28 :- Additional FSI for luxury hotels. (a) Additional FSI is allowed for luxury hotels in independent plots and under one establishment with a grading of 3 star and above as approved by the Department of Tourism, Govt. of India or the State Govt. (b) Additional FSI to be allowed should not exceed 50% of the normal FSI allowed in such cases, provided that such extra FSI shall be subject to payment of such premium as may be fixed from time to time by the Municipal Council in consultation with the Director of Town Planning, Maharashtra State, Pune. (c) Minimum area of the plot should not be less than ¼ acre i.e. 1,000 sq.mt. in respect of hotel having 10 rooms and where the number of rooms is more than 10, the plot size should be larger as may be required by the Department of Tourism. (d) No condonation in the required open spaces, parking spaces and any other requirements of the Development Control Rules except the height.	Sanctioned as Proposed.
15	EP-15	--	Regulation regarding Accommodation Reservation.	Regulation given on page 173 to 181 of DCR are proposed to be replaced by the following regulation, and new No. to this regulation is proposed to be given as 29	Sanctioned as proposed.

### Regulation No.29 : LAND USE AND THE MANNER OF DEVELOPMENT.

The use of land situated within the municipal limits of Wardha Municipal Council, which have been allocated, designated and reserved for certain purposes in the Development Plan shall be regulated in regards to type and manner of development/redevelopment according to the Table No.25.

TABLE 25

Sr.No.	Users (Allocation, designation or reservation)	Person/ Authority who may develop	Conditions subject to which development is permissible.
1	2	3	4
1	Residential Zone		
	(a) Residential (R-1)	Land User	--
	(b) Residential (R-2)	Land User	--

(c) Public Housing (PH) and Housing for Dishoused (HP)	Municipal Council, public/semi-Public Authority or land owner	<p>(a) A public, semi-public authority/Municipal Council may acquire the land as per Land Acquisition Act/Rule and develop it for the allocated purpose.</p> <p>OR</p> <p>(b) The land owner may develop the land under the reservation subject to conditions that</p> <p>(i) He shall prepare the layout of the land under reservation in which 50% of the plots shall be of minimum area and out of these 50% of the plots shall be of minimum area and out of these 50% plots he shall hand over to the Municipal Council, free of cost, plots whose total area is equal to 10% of the net area under layout.</p> <p>OR</p> <p>(ii) In case the land owner wants to construct multi-storied buildings on the site, he should construct buildings having minimum 50% tenements of 30 sq.mt. area and out of these tenements of 30 sq.mt. area, he shall hand over the tenement to the Municipal Council free of cost whose total area is 10% of the total area under construction. The Municipal Council on receiving such plots/tenements free of cost from the land owner, shall distribute these plots/tenements to the authority/persons who have become dishoused due to other proposals of the Development Plan.</p> <p>(3) Out of option mentioned in (1) and (2) above, only one should be chosen at a time and further no change in option is permitted either partly or fully.</p>
(d) Government Staff Quarters	Government/Semi-Govt. Authority.	-
II (a) Shopping Centre (SC) and Market-cum-Shopping Centre.	Municipal Council/Land Owner	<p>1) The Municipal Council may acquire the land and develop the reservation</p> <p>OR</p> <p>2) The land owner may be permitted to develop the land under reservation subject to the condition that out of the total number of shops that will be constructed, he will have to hand over 15% of the shops to the Municipal Council at actual cost of construction plus 15% amount or otherwise Municipal Council shall allow the land owner to use extra FSI to this 15% of constructed shops with the condition that land owner should hand over this 15% of constructed shops free of cost to Municipal Council.</p>
(b) Open Market	Municipal Council	The Municipal Council may acquire the land and develop it.



	(c) Vegetable Market	Municipal Council	The Municipal Council may acquire the land and develop it.
III	Transportation Parking	Municipal Council/ Land Owner	1) The Municipal Council may acquire the land and develop it OR 2) Municipal Council/Land owner shall develop this reservation as per the design and specifications decided by the Divisional Dy. Director of Town Planning. The land owner will be entitled to use entire permissible FSI of the land under reservation in confirmation with the zoning of adjacent land in the Development Plan.
IV	Public, Semi-public use. (a) Dispensary / Maternity Home	Municipal Council or land-owner.	1) The Municipal Council may acquire the land and develop the amenity as reservation OR 2) As may be decided by the Divisional Dy. Director of Town Planning, the land owner may develop the site provided. He should construct 15% of land under reservation for Dispensary, 15% of land under reservation for Maternity Home and 30% if the site is designated for the combined purpose of Dispensary & Maternity Home and hand over this construction free of cost to Municipal Council. Thereafter, land owner shall be permitted to develop the remaining land as per the zoning of surrounding land in Development Plan and shall be entitled to use entire permissible FSI of the area under reservation. The site will be developed as per the norms and rules decided by the Divisional Dy. Director of Town Planning who will seek the advice of the Divisional Dy. Director of Health Services.
	(b) Hospital	Municipal Council/Public Authority/Land Owner	
	(c) Government Offices	Govt./Semi Govt. Authority	
V	Educational Use (a) Municipal Primary School	Municipal Council/Land owner for the purpose of construction only.	1) The Municipal Council may acquire the land and develop the reservation. OR 2) The responsibility of developing the land under reservation for specific facilities and operation of school may be entrusted to registered educational institution or trustees. The land may be acquired for or on behalf of authorised educational institute or land may be granted on lease/ownership to authorised educational institute. Where it is necessary the Municipal Council or Authority, society may acquire the land and develop the reservation in accordance with the D.C. Rules.
	(b) Secondary School	Public Authority/Municipal Council/Land Owner	
VI	Assembly and Recreation	Municipal Council/Land owner	For the users at Sr.No.1,2 & 4 cinema/drama theatres should have minimum 300 seats. In case of existing cinema/drama theatres the number of seats should be 300 minimum. Or 33% of existing seats, whichever is more must be retained. The remaining permissible FSI in excess (if any) of the FSI required

For the above mentioned seats may be used for residential, commercial and office purpose. However, the D.C.Rules shall be observed and followed for the remaining user. Sr.No.3,5 to 13 shall be developed in accordance with the norms and conditions prescribed by the Chief Officer of Municipal Council.

1) The Municipal Council may acquire the land and develop the amenity  
OR

2) The land owner may be permitted to develop the land under the reservation subject to the condition that he should construct a library on 20% of the area under reservation as per norms and specifications prescribed by the Divisional Dy. Director of Town Planning and shall hand over it to Municipal Council free of cost. The library shall be on the ground or on the 1<sup>st</sup> floor of the construction. Thereafter, the land owner will be entitled to utilise full permissible FSI of the land under reservation in confirmation with the zoning of surrounding area as per Development Plan.

1) Respective Govt. Department may acquire and develop the reservation  
OR

2) The land owner may be permitted to develop the land under reservation according to the design and specifications prescribed by Govt. and shall hand over the area specified, free of cost to the concerned Govt. Department. Thereafter, the land owner shall be entitled to utilise the permissible FSI of the entire land under reservation for construction in confirmation with the zoning of surrounding area as per Development Plan.

Municipal Council or land owner

14) Library

Appropriate Authority/Owner

Public Utility

1) Post Office  
2) Posts & Telegraph Offices  
3) Telephone Service Centre  
4) Police Chowky

VII

**NOTE :**  
Where owner is allowed to develop the reserved site, the development will be subject to terms and conditions prescribed by Chief Officer, Municipal Council in consultation with the Divisional Dy. Director of Town Planning.

16	EP-16	--	Appendix M-1 (Page 115 of DCR)	Following new provision is proposed to be added at the end. (xiv) Flour mill in a separate building of ground floor only and having electric power supply not more than 7.5 kw.	Sanctioned as proposed.
17	EP-17	--	Appendix M-4 Service Industries (I) Food Product (page 120 of DCR)	Following new entry is proposed to be added at the end of (I) (10a) Manufacturing of Ice Candy - 7.5 kw - 9 persons - 50 sq.mt.	Sanctioned as proposed.
18	EP-18	--	Appendix M-4 (XII)	Following new entries are proposed at the end of XII.	Sanctioned as proposed.

57	Screen Printing	Power required for domestic purpose	--	--
58	Computer processing	--do--	--	--
59	Lamination Machine	--do--	--	--
60	Xerox Machine	--do--	--	--

19	EP-19	--	Appendix M-7 (Page 140 of DCR)	<p>Following new provisions are to be added at the end.</p> <p>(10) LPG gas godown subject to following conditions :-</p> <p>(i) Plot area should not be less than 2,000 sq. mt.</p> <p>(ii) FSI upto 0.2 max. is permissible</p> <p>(iii) Only ground floor structure is permissible.</p> <p>floor + one structure is permissible.</p> <p>(vii) Compulsory trees at the rate of 500 trees per ha. should be planted.</p> <p>(viii) Even after getting approval, the permission can be treated as cancel if any of the above condition is not followed properly.</p> <p>(12) Petrol Pump subject to following conditions :-</p> <p>(i) Location of petrol pump site should be on highway.</p> <p>(ii) NOC from Petroleum Deptt. of Central Govt. as well as NOC from Chief Controller of Explosive is necessary.</p> <p>(iii) NOC from Public Works Deptt. and other related departments is necessary as per rules.</p> <p>(13) Preparation of Raising and Plum from grapes.</p> <p>Following new provision is added at the end.</p> <p>(iv) NOC from controller of explosive &amp; fire brigade authority should be obtained.</p> <p>(v) Conditions imposed by Municipal Council should be followed.</p>	Sanctioned as proposed
20	EP-20	--	Appendix M-8	<p>(iv) NOC from controller of explosive &amp; fire brigade authority should be obtained.</p> <p>(v) Conditions imposed by Municipal Council should be followed.</p>	Sanctioned as proposed.

- ii) Police men/army barracks
- iii) Canteens
- iv) Laboratory and research institutions where hot water is needed.
- v) Hostels, schools, colleges and other institutes.

The installation of the electrical back-up in all such water heating systems shall be optional depending on the nature of requirement of the hot water.

It is suggested that solar water heating systems of the capacity of about 100 liters per day based on thermo-syphonimical with necessary electrical backup be installed at residential buildings like hostels.

In order to facilitate the installation of the solar water heating systems, the new buildings shall have the following provisions.

- 1) All such buildings where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating system.
- 2) The roof loading adopted in the design of such building should be at least 50 kg. per sq.mt. for the installation of solar water heating system.
- 3) Solar water heating system can also be integrated with the building design. These can either be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the collector for regular use throughout the year is equal to the local latitude of the place. The collectors should be facing south. However, for only winter use, the optimum inclination of the collector would be (latitude + 15 degrees of the south). Even if the collectors are built in the south facing vertical wall of the building the output from such collectors during winter month is expected to be within 32% output from the optimum inclined collector.
- 4) All the new buildings to be constructed shall have an installed hot water line from the roof top and also insulated distribution pipelines to each of the points where hot water is expected/required in the building.
- 5) The capacity of the solar water heating system to be installed on the building shall be described on the basis of the average occupancy of

the buildings. The norms for hospitals, hotels and other functional buildings are given below :-

Sr.No.  
Types of Buildings  
Per capita capacity recommended. Litres per day

1

Hospitals

100

2

Hotels

150

3

Hostels and other such buildings

35

4

Canteen

As required

5

Laboratory & research institutions

As required

6) An open area of 3 sq.mt. would be required for installation of a collector which supply about 100 liters of water per day. At least 60% of the roof area may be utilised for installation of the system.

7) The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be followed. Flat plate collector conforming to IS No.12933 shall be used in all such solar water heating systems.




					<p>(vi) Prior approval should be obtained from Divisional Dy. Director of Town Planning.</p> <p>(11) Research &amp; Development work subject to the following conditions :-</p> <p>(i) Plot area should not be less than 10 Ha.</p> <p>(ii) Permissible plinth area shall be 10% of total plot area.</p> <p>(iii) Maximum of 1% built-up area for office use and maximum of 1% built-up area for servant quarters shall be permissible from total built-up area.</p> <p>(iv) No. of staff shall be related to area i.e. 300 sq. ft. per member/servant.</p> <p>(v) Research and development of dangerous chemical industries and explosive work is not permissible.</p> <p>(vi) Only ground floor or ground</p>
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### 13) Town Centre :- Regulations for Development of Town Centre Reservations.

- (i) The following user shall be permitted individually or in group in this reservation as per the list given viz. shopping centre, cultural hall, library, dispensary, maternity home, parking, garden, gymnasium, museum, open space, swimming pool etc.
- (ii) The benefit of accommodation reservation shall be available for this reservation subject to following conditions :-
  - (a) Minimum 15% of total area of land shall be reserved as open space and this open space shall be handed over to Municipal Council, Wardha as per Rule No.14.3 of DCR.
  - (b) Minimum 15% of total area of land shall be reserved as amenity space and this amenity space shall be handed over by land owner/developer to Municipal Council, Wardha free of cost.
  - (c) Municipal Council shall develop necessary amenities in this land as and when required.
  - (d) The remaining 70% of the total land shall be developed for the user as per list given in (i) above independently or as shopping on ground floor and offices/residential user on upper floors with adequate parking facility.
- (iii) Total permissible built up area shall not exceed  $\frac{1}{3}^{\text{rd}}$  of the plot area.
- (iv) The distance between any two buildings shall not be less than 4.5 mt.
- (v) Minimum width of layout internal roads shall be 12 mt.

	EP-21	--	Regulation No.15.2	Following new regulation is added at the end	Sanctioned as proposed.
21				15.2.5 :- In case of plots admeasuring area more than 1,000 sq.mt. for the computation of FSI, the net plot area shall be $\frac{3}{4}$ of the gross plot area irrespective of the type of housing, provided further that for the plots admeasuring upto 1,334 sq.mt. the net plot area shall be 1,000 sq.mt.	
22	EP-22	--	Appendix M-5	Following new foot note is proposed to be added at the end.  Note :- For the lands in industrial zone as mentioned in M4 and M5, if the industrial user is discontinued or industry is shifted, the Chief Officer may entertain development permission for the adjacent user, subject to conditions that there should be appropriate buffer open space of required width from the adjacent industrial boundary/zone, to be left within the land to be used for residential use. Regulations for Information Technology Establishment are as per Appendix-S. Regarding commercial use of land in the possession of MSRTC, please see Appendix-T. Building Bye-laws regarding providing facilities for physically handicapped persons. Please see Appendix-U. (i) This village boundary near the north-east corner of Municipal Council limit is proposed to be corrected as shown on plan	Sanctioned as proposed.
23	EP-23	--	Regulation No.30		Sanctioned as proposed.
24	EP-24	--	Regulation No.31		Sanctioned as proposed.
25	EP-25	--	Regulation No.32		Sanctioned as proposed.
26	EP-26	--	(i) Village boundary of mouje Chinchala and Nalwadi (ii) 18 m. wide road along boundary	(ii) Alignment of 18 m. wide D.P. road is proposed to be modified slightly at the west end as per the actual situation according to land acquisition proposal as shown on plan.	Sanctioned as proposed.
27	EP-27	Site No.14	--	(i) Land under existing sweeper colony is proposed to be deleted and included in Residential Zone as shown on plan. (ii) DP road having width of 9 m. is to be proposed along northern and partly eastern boundary of site No.14 as shown on plan.	Excluding the Sweeper Colony, the remaining area of the reservation is reinstated, as shown on plan.

28	EP-28	Site No.32	--	Site is proposed to be deleted and land so released is proposed to be included in Residential Zone.	Excluding the existing Construction, the remaining area of the reservation is reinstated, as shown on plan.
29	EP-29	Site No.65	--	The land is proposed to be reserved for Shopping Centre as a new site No.65, with appropriate authority as Municipal Council, Wardha as shown on plan.	Sanctioned as proposed
30	EP-30	Site No.66	--	The land is proposed to be reserved for Municipal Offices and Commercial Complex as Site No.66, with Appropriate Authority as Municipal Council, Wardha as shown on plan.	Sanctioned as proposed.
31	EP-31	Site No.67	--	The land is proposed to be reserved for Shopping Centre as Site No.67, with Appropriate Authority as Municipal Council, Wardha as shown on plan.	Sanctioned as proposed.
32	EP-32	Site No.68	--	The land is proposed to be reserved for Shopping Centre as Site No.68, with Appropriate Authority as Municipal Council, Wardha as shown on plan.	Sanctioned as proposed.

  
 (Manohar Bhargave)  
 Section Officer.